135.0	0001	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,199,000 / 1,199,000
					USE VALUE:	1,199,000 / 1,199,000
					ASSESSED:	1,199,000 / 1,199,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAVICCHI A JOSEPH ETAL/ TRS	
Owner 2:	ALLEN JOSEPH CAVICCHI TRUST	
Owner 3:	LAUREN ANN LINEBACK TRUST	
Street 1:	6 BELLEVUE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CAVICCHI ALLEN J -
Owner 2:	LINEBACK LAUREN ANN -
Street 1:	6 BELLEVUE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 3660 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6301.000	711,800		487,200	1,199,000
Total Card	0.145	711,800		487,200	1,199,000
Total Parcel	0.145	711,800		487,200	1,199,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.64 | /Parcel: 327.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86855

GIS Ref

GIS Ref

Insp Date 01/21/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0024.0

!10507!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	711,800	0	6,301.	487,200	1,199,000		Year end	12/23/2021
2021	101	FV	691,300	0	6,301.	487,200	1,178,500		Year End Roll	12/10/2020
2020	101	FV	691,200	0	6,301.	487,200	1,178,400	1,178,400	Year End Roll	12/18/2019
2019	101	FV	517,000	0	6,301.	456,800	973,800	973,800	Year End Roll	1/3/2019
2018	101	FV	517,000	0	6,301.	377,600	894,600	894,600	Year End Roll	12/20/2017
2017	101	FV	515,600	0	6,301.	347,100	862,700	862,700	Year End Roll	1/3/2017
2016	101	FV	515,600	0	6,301.	316,700	832,300	832,300	Year End	1/4/2016
2015	101	FV	495,400	0	6,301.	310,600	806,000	806,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:49:31

LAST REV

Date	Time
12/06/21	15:20:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10507

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAVICCHI ALLEN	79245-172	1	11/30/2021	Convenience	1	No	No		
CAVICCHI ALLEN	53286-480		7/29/2009	Family	1	No	No		
MASTERS HAROLD	36146-180		8/16/2002		700,000	No	No		
O`NEIL BARRY/ET	25356-60		5/22/1995		369,000	No	No		Y

USER DEFINED

Prior Id # 1:	86855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2016	346	Heat App	2,500	C				HVAC
3/17/2016	294	Re-Roof	14,750	C				
11/10/2015	1751	Redo Bat	15,000	C				
10/30/2015	1683	Demoliti	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	Left Notice	DGM	D Mann
11/17/2016	Permit Visit	DGM	D Mann
1/21/2009	Measured	372	PATRIOT
11/30/2002	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6301		Sq. Ft.	Site		0	80.	0.97	9									487,224						487,200	

Total AC/HA:	0.14465	Total SF/SM:	6301	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	487,224	Spl Credit		Total:	487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08832181
Const Adj.:	1.00989902
Adj $ / SQ:	142.882
Other Features:	141500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746140
Depreciation:	34322
Depreciated Total:	711817

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

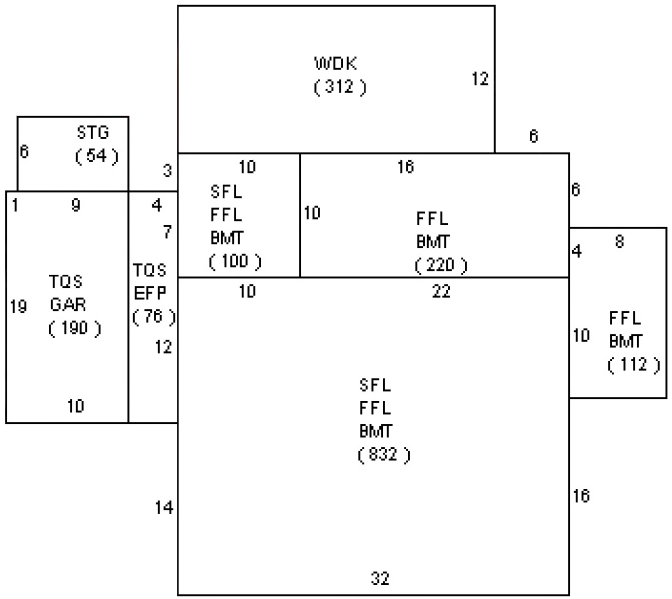
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	172.89
Special Features:	0	Val/Su Net:	165.84
Final Total:	711800	Val/Su SzAd	297.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,264	94.300	119,198
FFL	First Floor	1,264	142.880	180,603
SFL	Second Floor	932	142.880	133,166
WDK	Deck	312	9.300	2,900
TQS	3/4 Story	200	142.880	28,505
GAR	Garage	190	28.440	5,403
EFP	Enclos Porch	76	63.670	4,839
STG	Storage	54	9.800	529
	Net Sketched Area:	4,292	Total:	475,143
Size Ad	2395.5	Gross Area	4358	FinArea 3660

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

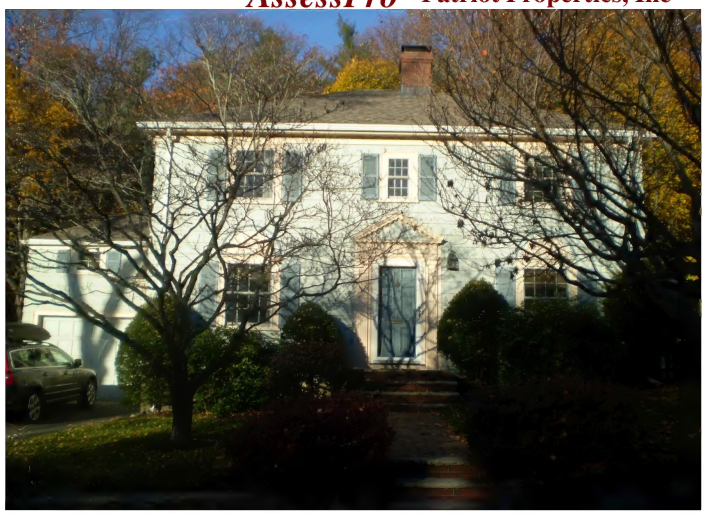
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

135.0-0001-0024.0

IMAGE

AssessPro Patriot Properties, Inc